BUCK TWP
SOUTH KENTON CORP 00060

Hardin County, Ohio
Michael T. Bacon, Auditor

06-130069.0000 RES
KK36 2026

sale

2023 CWB RENTAL PROPERTIES	2006-08-15	
2024 CWB RENTAL PROPERTIES	2006-08-15	
2025 CWB RENTAL PROPERTIES	2006-08-15	
2026 CWB RENTAL PROPERTIES L	2006-08-15	LETSONS 4TH 174
320 LETSON AVE	11	
	$0	
KENTON OH 43326		

2027 KC & SONS HOLDINGS LLC	2025-12-17	
320 LETSON AVE	1WD	
KENTON OH 43326		

Eff Rate:– 44.66 — 47.03 — 46.74 — 46.74 — a/r

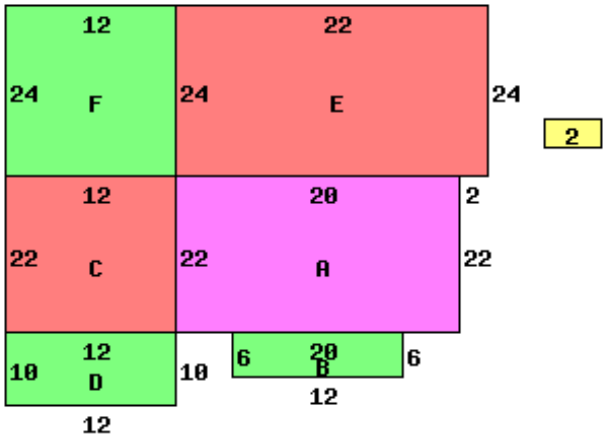
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	510	510	510	510	0	510	510	510
Acres								
Land100%	6600	6600	6600	6600		6600	7600	7590
Bldg100%	58690	58690	58690	58690		58690	82740	82730
Totl100%	65290t	65290t	65290t	65290t		65290t	90340t	90320t
Cauv100%								
Tax Value:								
Land 35%	2310	2310	2310	2310		2310	2660	2660
Bldg 35%	20540	20540	20540	20540		20540	28960	28960
Totl 35%	22850t	22850t	22850t	22850t		22850t	31620t	31610t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	939.52	993.92	987.36	987.36	987.36			
Sp-Asmnt	30.92	40.07	30.07	30.07				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1 B	F	M		440		a	*MAIN
	OFP	P		72	2160	b	PORCH
1	F/C	A		264		c	ADDTN
	PAT	P		120	360	d	PORCH
1	F/S	A		528		e	ADDTN
	PAT	P		288	860	f	PORCH

Sale#	#p	sale date	To	Type/Invalid?		Sale$	co:land	co:bldg
580	1	2025-12-17	KC & SONS HOLDINGS LLC	1WD		70000	6600	58690
340	11	2006-08-15	CWB RENTAL PROPERTIES LL	11	*	0	3460	44110
54	1	2005-01-21	BROOKS WESLEY C & CHRIST	1WD		38000	3140	38460
406	1	2004-09-08	HOME SAVINGS & LOAN CO	1QC	*	0	3140	38460
273	1	2000-06-28	CRATES BRADLEY L	1QC	*	0	3140	33370
367	1	1997-06-27	CRATES BRADLEY L & LISA	1WD		45000	3310	24570
224	1	1994-03-24	HEASTON DANIEL J	1WD		34000	0	27110
926	0	1986-11-07			*	8000	0	9630

Year	Land	Bldg	Total	Net Tax
2022	1620	16030	17650	824.50
2021	1620	16030	17650	827.48

project		ben acres	/ %	factor
902 MAIN DISTRICT CONSERVANCY	XA/2025			
500 HARDIN COUNTY LANDFILL	XA/2025			



320 LETSON AVE 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1				
Floor Level	Main	FRAME	1232	105480
	Basement		110	2430
	Subtotal			107910
Shingle	Roof	GABLE		

B 1 2 U A

Plaster/Drywall	D	Extra Features	3380
Panelled Wall	X	Total Value	111290
Unfinished Wall	X		
Floor/Carpet	X	PUB PAVED ST/RD	
Floor/Tile-Lino	L	PUB ALLEY	
Number of Rooms	2 6		
Bedrooms	2	Neighborhood:	
		Code:	3600
Central Heat	A	Dwl/Gar/NC%	1.3700
FORCED AIR			
Plumbing			
Standard	1		

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1 B F		1232		C-	1900GD	100160	.40		82330
2	Shed	*SV	12X24	0			OLD/FR	400			400

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
front lot		55.00	150	100	138	138	7590	7590

Call Back: Sign: PSN Date: 2015-03-23 Lister: 06-130069.0000-v082020R